

## **An Overview of Tipton County's 2011 Annual Trending May 15, 2011**

The following steps were taken to conduct the 2011 annual trending in Tipton County:

### **Step 1: Re-Delineation of Neighborhoods**

The vast majority of neighborhoods in Tipton County were completely re-examined and, where necessary, re-delineated for annual trending in 2006. Additional re-delineation of some neighborhoods has occurred each year thereafter as further analysis indicated such action was appropriate. This includes the creation of new neighborhoods, splitting neighborhoods apart, and the combination of neighborhoods as well.

### **Step 2: Calculation of New Land Values**

New land values were calculated county-wide for 2008. For residential property in 2011, only a small number of neighborhoods required a new land rate. The neighborhoods affected are: 702, 704, 705, 706, 707, 708, 714, 715, 717, 53103, 53104, 53106. For commercial and industrial properties, land values generally stayed consistent between January 1, 2006 and March 1, 2011. For commercial and industrial properties, no adjustments were made as sales data did not indicate the necessity of any update.

### **Step 3: Calculation of New Residential Factors & Residential Studies**

Per 50 IAC 14, a preliminary ratio study was conducted for vacant and improved residential at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. In some instances, especially in rural areas of Tipton County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required. This resulted in the calculation of new neighborhood factors for neighborhoods 702, 704, 705, 706, 707, 708, 714, 715, 717, 53103, 53104, 53106.

### **Step 4: Updated Commercial & Industrial Improvement Values**

Values generally remained consistent for 2011. The cost tables were not updated and the depreciation year remained the same from last year as well. Additionally, reassessment and other field work have potentially changed the value of individual parcels.

**\*\*Please note that the period of time from which sales were used for this ratio study was from 1/1/2010 to 2/28/2011. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for both industrial and commercial property classes in Tipton County, even going back to 2005, no additional sales data was yielded. Additionally, the ratio study file contains a list of all valid sales that upon further review were found to actually be invalid. These sales are located at the bottom of each worksheet tab for each property class type.**